

ALL FIELDS DETAIL II



MLS #	22600221	Sale/Rent	For Sale
Class	Commercial/Industrial	Present Use	Business
Type	Real Estate For Sale	Building Sq Ft	2001-5000
Area	Stevens Point	Land Sq Ft	50000+
Asking Price	\$555,000	# of Buildings	2
Address	5351+5353+5379 HARDING AVENUE	Number of Units	3
City	Plover	Zoning	C-4
State	WI		
Zip	54467		
Municipality	Plover, Town of - Po. Co.		
Status	Active		



GENERAL

Agent - Agent Name	ELITE REALTY TEAM - TODD REILLY & TIFFANY BROECKER	Listing Office 1 - Office Name and Phone	eXp - Elite Realty - phone: 715-347-3600
Listing Agent 2 - Agent Name and Phone	TODD R REILLY - Phone: 715-340-8345	Listing Office 2 - Office Name and Phone	eXp - Elite Realty - phone: 715-347-3600
Listing Agent 2 - License ID	50230-90	Waterfront	No
Total Sq Ft	1488	EXA: Y/N	N
Max Contiguous Sqft	3,200	EXC: Y/N	N
Number of Acres	2.50	Rail SV	N
County	Portage County	Age	56
Tax Amount	\$1,941.16	Year Built	1970
Tax PIN #	030-23-0835-15.26	Sprinklered (Y/N)	NO
Tax Year	2025	Covenants/Restrictions	NO
Annual Rent	\$12,600	Excluded Items (Y/N)	NO
Net Income	\$12,600	Limited Service	No
Parking	12 Spaces On Site	Associated Document Count	3
# of Stories	1	VOW Include	Yes
# of Overhead Doors	3	VOW Address	Yes
Ceiling Height (MAX)	18	VOW Comment	Yes
# of Entry Doors	1	VOW AVM	Yes
Listing Date	1/21/2026	Days On Market	9
Update Date	1/27/2026	Cumulative DOM	9
Status Date	1/21/2026	IDX Include	Yes
HotSheet Date	1/27/2026		
Price Date	1/21/2026		
Input Date	1/21/2026 2:28 PM		
General Date	1/21/2026		
Listing Is Primary In	Central		

FEATURES

CONSTRUCTION	HEAT TYPE	WATER/WASTE	LEASE TYPE
Vinyl	Forced Air	Holding Tank	Gross
Steel	FUEL TYPE	Conventional	ELECTRICAL/COMMUNICATIONS
ROOF	Natural Gas	SALE INCLUDES	3 Phase
Shingle	COOLING	Some Equipment	200 AMP
Metal	Central	POSSIBLE USE	ZONING
OCCUPANT	MISCELLANEOUS	Retail	Commercial
Long Term Tenan	Gas Hot Water Heater	Office	BASEMENT
Owner	Inside Storage	Business	None
Month-to-Month	Security System	Warehouse	
Owner Occupied	Auto Bay	Industrial	
PARKING	Truck Bay	Manufacturing	
Assigned	Compressors	Recreation	
Private	LOCATION	Automotive	
Yard/Semi	Corner	Mixed Use	
Gravel	Near Major Highway	Truck Terminal	
Unpaved	Other	Construction/Contracting	
11-25spaces		Day care	
		Heavy Manufacturing	
		Laundromat/Dry Clean	
		Light Manufacturing	

FINANCIAL

Addendum This information is compiled from miscellaneous sources and is believed accurate but not warranted. Neither the Listing Broker nor its Agents, Sub-Agents or Property Owner are responsible for the accuracy of the information. Buyers are advised to verify all information.

Directions I-39 to HWY 54 to Prairie

Original Price \$555,000

REMARKS

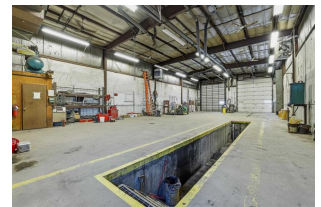
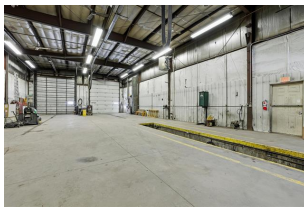
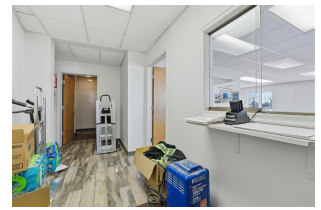
Remarks Prime 2.5-acre C-4 Highway Commercial property offering outstanding visibility and accessibility just minutes from the intersection of I-39 and State Highway 54 in Plover, Wisconsin. Currently operating as a long-established truck leasing business, this zoning allows for a wide range of commercial and highway-oriented uses. The property includes a 1,488 sq.ft. office building configured with two separate suites. One suite is leased to Sysco Foods at \$1,050/month on a gross lease, providing immediate income, while the second suite is utilized by the on-site truck leasing operation. The business is operated in conjunction with an adjoining property (see MLS #:22600220). Also located on the site is a 40x80x18 diesel repair and service shop designed for heavy-duty use. The shop features three 14-foot overhead doors, a below-grade mechanical and inspection pit, two natural gas furnaces, 220-volt power with a 100-amp panel, and a 120-PSI air compressor with pneumatic lines throughout. Floor drains within the inspection pit are connected to a 2,000-gallon holding tank, making the facility DNR compliant for stormwater and saltwater runoff collection. The 2.5-acre parcel offers ample outdoor space, including a large gravel semi-trailer yard that currently services both Sysco Foods and the truck leasing operation, adding functional value for transportation, logistics, or fleet-based businesses. Family-owned and operated for decades, this well-maintained commercial property presents a rare opportunity to establish or expand a business in a proven, high-traffic location. A solid investment with flexibility, income potential, and long-term upside. Schedule your private showing today.

SHOWING TIME INSTRUCTIONS

Agent to Agent Remarks Todd Reilly is the listing agent. Questions and offers: (715) 340-8345 or Todd@715properties.com. Earnest Money: Electronic earnest money through TrustFunds is available. TrustFunds will charge a convenience fee to the buyer for the use of this service. Or earnest money payable to: eXp Realty Trust Account. Delivery address: eXp - Elite Realty, 29A Park Ridge Drive, Stevens Point WI 54481.

ADDITIONAL PICTURES





DISCLAIMER

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